

Catawba County EDC/Committee of 100 Bus Tour Update

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Catawba County EDC Bus Tour

- EDC and Committee of 100 invited Elected Officials, Managers, EDC Board and the Committee of 100 (C100) Members to participate in a series on Product Development in Catawba County
- Tour was to see what competitors are doing
- The goal was as the C100 to help realize what Catawba County current has and what it doesn't have in terms of product
- First tour was on Thursday, October 27

Group Visited

- Lincoln County Industrial Park
- Riverwalk Business Park (Rock Hill, SC)
- Gastonia Technology Park



Lincoln Co Industrial Park

- Cliff Brumfield, Executive Director with Lincoln Economic Development Association
- The Park is a 650-acre master planned manufacturing and distribution park



Lincoln County Industrial Park

- Infrastructure in Place
 - Lincoln County water
 - City of Lincolnton sewer
 - Rutherford Electric (REA) and Duke Energy
 - Charter Communications and AT&T Communications
 - Piedmont Natural Gas



Lincoln County Industrial Park

- Workforce Development
 - "Manufacturing a Future that Works"
 - \$1.4 million investment towards early STEM exposure and manufacturing education
 - Advanced Manufacturing and Mechatronics curriculum developed by local manufacturers



Lincoln Co Industrial Park

- What has worked
 - Park is full except for two sites with one being utilized soon
 - Having a mix of spec buildings and "pad ready" sites has been a great opportunity



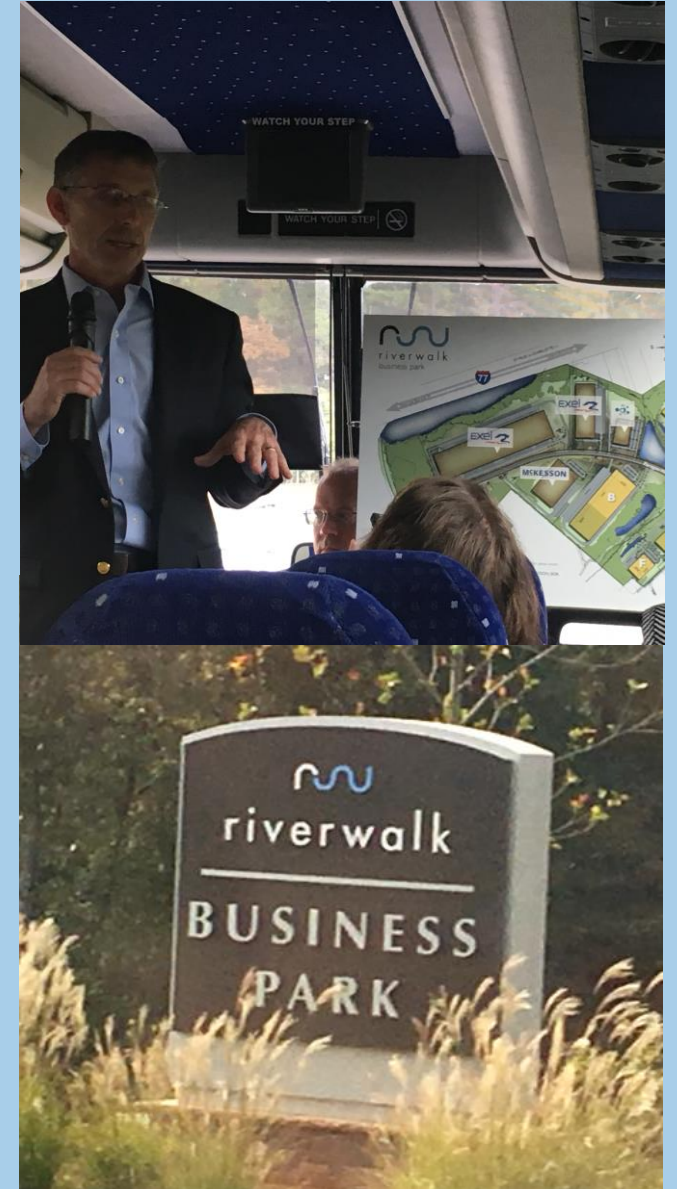
Lincoln Industrial Park

- What hasn't worked well or challenges
 - Getting water to the park was a problem
 - Finding flat land to develop
 - Recruitment of food businesses and daycare centers
 - County had to improve the road to sustain the traffic
 - Sidewalk requirement is a problem
 - Wish they had secured more land



Riverwalk Business Park (Rock Hill, SC)

- David Swenson, Executive Director York County Economic Development & Dave Williams, Real Estate Executive
- Riverwalk Business Park is a class A park
 - Sites are offered between 10 and 50 acres adjacent to existing tenants: McKesson, Physicians Choice Laboratory Services, and Exel Logistics.



Riverwalk Business Park (Rock Hill, SC)

- Multiple Tax Credits available:
 - Textile Tax Credits
 - New Market Tax Credit Eligible
 - Multi-County Park Designation
- "Riverwalk Business Park is a public-private partnership with the City of Rock Hill allowing expedited permitting and approval process for projects."
- "Mass grading permit in place reducing the development timeline."



Riverwalk Business Park Master Plan

- Various options available for funding the infrastructure near the park as well as the development of the park include:
 - Public and private partnerships
 - Municipal Tax District
 - Pennies for Progress (County leadership)
 - Tax Increment Financing (TIF) to annexed property



Riverwalk Business Park Master Plan



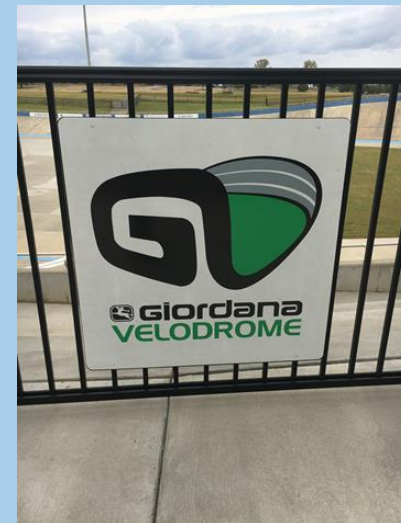
Riverwalk Business Park (Rock Hill, SC)

- The business park is over 1000 acres
- City owns and maintains the velodrome as it has programming
- Mixed Use area



Riverwalk Business Park (Rock Hill, SC)

- Other notes:
 - Rock Hill said they do not have a workforce problem
 - Market themselves as "The Best Part of Charlotte"
 - Rock Hill has made over \$15 million on bicycle related investments
 - In North Carolina, TIF and Pennies for Progress is difficult



Riverwalk Business Park (Rock Hill, SC)

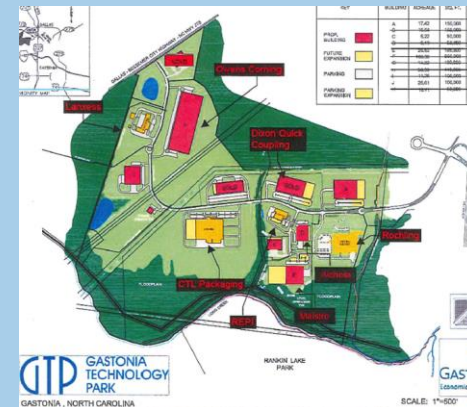


Riverwalk Business Park (Rock Hill, SC)



Gastonia Technology Park

- Donny Hicks, Executive Director, Gaston County Economic Development Commission
- Steven Shuford, Committee of 100 Member / Shurtape Technologies, Inc.
- Gastonia Technology Park has 422 acres total
 - 109.68 acres available



Gastonia Technology Park

- City of Gastonia provides electricity, water & sewer
- AT&T (Digital Subscriber Carrier) provides Internet



Gastonia Technology Park

- Challenges
 - Being patient
 - Common storm water detention pond



Gastonia Technology Park

- Total park investment is about \$25 million
- Entire park is almost occupied (except for 105 acres)
- Only built one spec building
- Made entire park pregraded
- Recommendations and Advice
 - Be patient
 - Have thick skin as others get impatient
 - It takes a lots of money
 - Expectations are never met



Questions?

